

**Jersey Quay
Port Talbot
Neath Port Talbot.**

Offers Over £245,995



- SEA VIEWS
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- BATHROOM, ENSUITE & CLOAKROOM
- FITTED KITCHEN & UTILITY ROOM
- PATIO GARDEN & GARAGE
- NO ONWARD CHAIN



General Description

PROPERTY WITH SEA VIEWS.

End of terrace townhouse overlooking Aberavon Beach which has been very well maintained throughout. The Aberavon Beach has various eateries, ice cream parlour and Cinema. The Port Talbot Town Centre is a short drive away with all its amenities and there is easy access to the M4 Motorway. Council Tax Band D. Internal viewing is highly recommended. NO ONWARD CHAIN.

EPC Rating: C76

Jersey Quay, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this very well presented three bedroom end terrace property set over three floors with the accommodation comprising of entrance hall, utility room, bedroom three and cloakroom/W.C. to the ground floor, lounge/dining room with amazing sea views and fitted kitchen to the first floor and two bedrooms, ensuite and bathroom to the second floor. The property benefits from having gas central heating, double glazing, patio garden, integral garage and parking for two cars. Viewing is highly recommended.

Hall

Via double glazed door, staircase to first floor, storage cupboard, radiator and door to the garage.

Utility Room (6' 06" x 5' 01") or (1.98m x 1.55m)

Fitted with base unit incorporating sink and drainer, plumbing for washing machine, wall mounted gas combination boiler, radiator, door leading to the rear patio garden.

Bedroom 3 (9' 05" x 9' 05") or (2.87m x 2.87m)

Radiator and double glazed window to the rear.

Cloakroom

Comprising low level W.C. and pedestal wash hand basin. Extractor fan and radiator.

First Floor

Landing

Window to the front.

Lounge/ dining room (15' 0" Max x 15' 0" Max) or (4.57m Max x 4.57m Max)

Triple glazed french door to the side with Juliet balcony with views over Aberavon beach, double glazed french doors to the rear with Juliet balcony and double glazed window to the rear, radiator.

Kitchen (9' 02" x 8' 07") or (2.79m x 2.62m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink unit, gas hob, electric oven and extractor fan, ceiling spotlights, radiator and integrated dishwasher. double glazed window to the front.

Second Floor Landing

Airing cupboard incorporating water tank and shelving, radiator.

Bedroom 1 (14' 05" x 8' 09") or (4.39m x 2.67m)

Double glazed window to the front, radiator

En Suite

Comprising of shower cubicle, pedestal wash hand basin and low level W.C. obscure double glazed window to the front, radiator.

Bedroom 2 (9' 07" x 8' 02") or (2.92m x 2.49m)

Double glazed window to the rear, loft access, radiator.

Bathroom/W.C.

Double glazed obscure window to the rear, fitted with panelled bath, pedestal wash hand basin and low level W.C. part tiled walls.

Outside

Parking space for two cars and integral garage, side and rear patio garden, pedestrian gated access to the rear which gives easy access to the beach.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

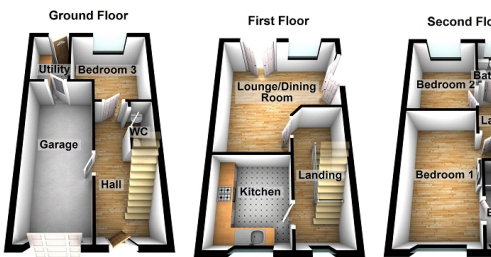
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.